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Property Consultants

maggs
allen

commercial



10 Arnsdie Road, Southmead, Bristol, BS10 6AT

£12,000 Per Annum

*****LARGE SHOP DUE TO BE REFURBISHED*****

A large ground floor retail unit of approximately 1,500sqft located within the mixed parade of shops on Arnsdie Road, Southmead. The shop is due to undergo refurbishment shortly into shell form and would suit a variety of uses subject to consents. Benefits include high footfall and passing traffic, electric roller shutter and rear access.

Available to let on the basis of a new Full Repairing and Insuring lease.



10 Arnside Road, Southmead, Bristol, BS10 6AT

DESCRIPTION

A large ground floor retail unit of approximately 1,500sqft comprising a front customer serving/shop area with adjoining rear shop, toilet facilities and storage. Benefits include an electric roller shutter and rear access. The property would suit a variety of uses including office, takeaway, dentists and beauticians subject to gaining the necessary consents.

LOCATION

The property is situated in a mix parade of shops on Arnside Road, Southmead. Arnside Road benefits from heavy footfall throughout the day and evening making it an excellent trading location and is within close proximity to Southmead Hospital, Cribbs Causeway and M32 Motorway. Nearby notable occupiers include Tesco, Aldi, Pizza Hut, Greggs and Lloyds Pharmacy. There is ample free parking surrounding the shops.

LEASE DETAILS

Offered to let on the basis of a new Full Repairing and Insuring lease.

Each party to incur their own respective legal fees.

BUSINESS RATES

The rateable value effective from April 2017 as per the VOA is £8,000.

We would expect those eligible for small business relief to benefit for 100% exemption at this time. However we advise all interested parties confirm this with the local authority.

FLOOR PLAN

The floor plan is provided for indicative purposes only and should not be relied upon.

ENERGY PERFORMANCE CERTIFICATE

Rating: C

VIEWING

Strictly by appointment with Maggs & Allen.

VAT

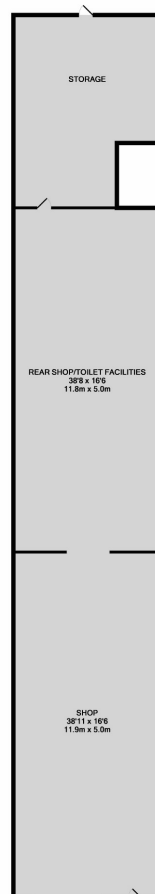
All figures quoted are exclusive of VAT unless otherwise stated.

TENANT APPLICATION FEE

The incoming tenant will be charged an application fee of £250 plus VAT (£300 inc VAT) towards the costs incurred in undertaking appropriate credit and reference checks. Accounts will be requested where available and a deposit and/or personal guarantee may be required.

CONTROL OF ASBESTOS REGULATIONS

As per the Control of Asbestos Regulations 2012, the owner or tenant of the property, or anyone else who has control over it and/or responsibility for maintaining it, must comply with the regulations which may include the detection of and/or management of any asbestos or asbestos related compounds contained at the property. Maggs & Allen has not tested or inspected for asbestos and therefore recommend all the interested parties to make their own enquiries.



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any misinterpretation or misstatement. This plan is for illustrative purposes only and should be used as such by the prospective purchaser. The services, systems and equipment shown have not been checked and no guarantee as to their capability or efficiency can be given. Made with Metaphor 10/2017



Auction, Commercial & Chartered Surveyors

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Bristol, BS8 1BA

Estate Agents & lettings

60 Northumbria Drive, Henleaze
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Maggs & Allen use all reasonable endeavors to supply accurate property information in line with the Consumer Protection from Unfair Trading Regulations 2008. These property details do not constitute any part of the offer or contract and all measurements are approximate.

It should not be assumed that this property has all the necessary Planning, Building Regulation or other consents. Any services, appliances and heating system(s) listed have not been checked or tested. Please note that in some instances the photographs may have been taken using a wide angle lens.

Any site and floor plans provided are for indicative purposes only and should not be relied upon.

